

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: REDEVELOPMENT AGENCY BOARD	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: MARCH 1, 2007

SUBJECT: AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH WRT SOLOMON FOR PREPARATION OF URBAN DESIGN GUIDELINES, A PARKS AND OPEN SPACE PLAN, AND A PUBLIC ART PLAN TO IMPLEMENT THE NORTH SAN JOSE VISION POLICY

RECOMMENDATION

It is recommended that the Redevelopment Agency Board adopt resolutions:

- (a) Authorizing the Executive Director to negotiate and execute an agreement with WRT Solomon, in an amount not to exceed \$490,000, for the preparation of Design Guidelines to include a Parks and Open Space Plan and a Public Art Plan for the Rincon de los Esteros Redevelopment Area; and,
- (b) Approving the addition of \$50,000 to the FY 2006-2007 Adopted Other/Miscellaneous revenue from City's Parks, Recreation and Neighborhood Services, and approving an adjustment to the FY 2006-07 Adopted Capital Budget by adding \$50,000 to the Rincon Vision North San Jose project line in the Rincon Redevelopment Area, and amending the FY 2006-2007 Agency appropriations resolution, as detailed on Attachment A.

OUTCOME

Approval of this agreement will allow for the continued implementation of the North San Jose Vision Plan, enable citizen participation in the development of parks, schools, open space, and public art, and provide guidance to the development community with urban design guidelines for projects on file and those anticipated in the future.

BACKGROUND

On December 4, 2006, the City and Agency signed the final court-approved settlement to allow the implementation of the North San Jose Vision Plan. Concurrently, City and Agency staff were concluding the selection of a consultant team to write the design guidelines, parks and open space plan, zoning codes as well as a public art master plan.

To select a consultant, a Request for Proposals (RFP) was published on the Agency's web site, which is widely monitored by the design community. Agency staff received numerous inquiries regarding the project. Ultimately, the Agency received seven separate proposals indicating a high degree of interest by the design community.

Interviews were held with four finalist design firms and the firm of WRT Solomon was chosen among the seven competing design firms. Since that time, staff and the consulting team are negotiating a scope of services and expect a contract to be completed shortly.

ANALYSIS

The North San Jose Vision is based on the Board and Council's approval of the North San Jose Development Policy that allows taller buildings to be built near the light rail and San Jose/Mineta Airport. This will add 26.7 million square feet of "driving industry" office development with as many as 68,000 new jobs. The street system would be modified to create a more walkable, attractive and interactive environment with integrated local retail uses. Approximately 32,000 new housing units, primarily mid-rise apartments, will be built near transit. Finally, the plan allows up to 1.7 million square feet of commercial space for retail and other commercial services. Overall, the vision is designed to create the premier Silicon Valley corporate business center with a nearby supply of attractive and affordable worker housing with supportive commercial services. This would create a mid-rise employment environment to complement the Downtown high-rise district and increase the City's competitive advantage in the region.

To provide the clearest direction to the development community in implementing this development policy, a concise set of design guidelines must be prepared. These guidelines are designed to provide clarity and certainty to the development process. Additionally, there is a need to plan for the future needs for parks and open space. The proposed agreement with WRT Solomon includes the development of a parks and open space plan and a Public Art Plan. Finally, the

guidelines will include a public art component as an element of the North San Jose plan.

A key component of the guidelines is to encourage and ensure public participation. Since approval of the Vision San Jose, local residents concerned with development impacts have also asked for the development of these policies. The planning process will include community meetings for both the design guidelines as well as the parks master plan.

WRT Solomon is a nationally recognized firm with expertise in residential and commercial development. They have worked on numerous projects in San Jose including high density residential projects (101 San Fernando) and developed the City's city-wide residential and commercial design guidelines. They successfully competed against six other firms in a Request for Proposals process and are ready to immediately begin work on the guidelines and plans. Solomon WRT has begun work on reviewing several proposed key residential projects that are on file with PD zonings in North San Jose. The agreement will be in an amount not to exceed \$490,000.

Once this agreement is signed, notices will be sent out to local residents and to the development community advising them of the meetings schedule and implementation schedule. It is anticipated that the public meeting process will start at the end of March 2007. The overall plan and policies should be ready for Board and Council approval by Fall 2007.

The agreement will require development of Interim Design Guidelines. These guidelines will be developed in the next 45 days and will be used to complete the design review of 8,000 residential units now on file with the Department of Planning, Building & Code Enforcement.

PUBLIC OUTREACH/INTEREST

The proposed action does not meet any of the criteria noted below for added outreach efforts.

The RFP was published on the Agency's web site, which is widely monitored by the design community. There are no new policy issues or alternatives that are involved in the authorization to enter into an agreement with Solomon. This agreement implements the North San Jose Development Policy. As part of the development of the design policies and parks and open space plan, there will be a public participation component to assure that all members of the public can

provide input into the process and all concerns are addressed prior to the development of the guidelines and plan elements.

- ☐ **Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. (Required: Website Posting)
- ☐ **Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. (Required: E-mail and Website Posting)
- ☐ **Criteria 3:** Consideration of proposed changes to service delivery, programs, or staffing that may have impacts to community services and have been identified by staff, the Board or Council, or a community group that requires special outreach. (Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)

COORDINATION


This report has been coordinated with the Departments of Planning, Building and Code Enforcement, Department of Public Works, Department of Transportation, Department of Parks Recreation and Neighborhood Services and with the Agency's General Counsel.

FISCAL IMPACT

Funding for the proposed contract in the amount of \$490,000 is provided for in the Agency's Adopted FY 2006-07 Capital Budget, Rincon Vision North San Jose, project line. Included herein, as detailed on Attachment A, is a budget adjustment to the Agency's Revenue and project line appropriation to reflect the City's funding contribution of \$50,000, resulting in a zero impact to the Agency's Capital Reserve.

CEQA

Resolution No. 72768.


HARRY S. MAVROGENES
Executive Director

Attachment

ATTACHMENT A

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE PROPOSED BUDGET ADJUSTMENT TO THE FY 2006-2007 ADOPTED BUDGET

AGENCY'S BUSINESS UNIT NUMBER	PROJECT AREA/PROJECT	BUDGET YEAR	ADOPTED BUDGET	PROPOSED ADJUSTMENTS	REVISED BUDGET
	Source of Funds: Other/Miscellaneous Revenue*	FY 06-07	26,587,878	50,000	26,637,878
0710876	Use of Funds: Rincon Vision N. San Jose	FY 06-07	3,900,000	50,000	3,950,000
	Capital Reserve Impact			<u>0</u>	

* From City PRNS.

